

## STATEMENT OF ENVIRONMENTAL EFFECTS

I wish to apply for a slight modification to the ground level flat of approved plans DA2020-1388.

### Changes Required to Ground Floor Flat:

- Move window SW2 from the western side of the main bedroom to the eastern side (refer to updated plan)
- Flip built-in from the eastern wall of the main bedroom to western wall
- Switch/flip bedroom door and kitchen to allow for the above changes
- Window SW3 on the northern wall of the main bedroom remains the same size as original plan but to be centred between the built-in doors and the eastern wall of the main bedroom.

### Environmental Effects:

- On the original plan, window SW2 is situated approximately 1400mm from the western boundary. Moving the window to the eastern wall will mean it is no longer close to any neighboring boundary.
- SW2 will face my backyard only, instead of towards the western neighbour's property as per the current approved plan.
- There will be a 6ft timer fence erected to divide the backyard between the main residence and the flat, so moving the window to the eastern wall of the bedroom will result in it looking towards the fence. The fence will block any outlook across my backyard towards the neighbours on the high (eastern) side.
- Neighbours on both the western and eastern boundaries benefit from this change.
- No awning will be required for SW2 as the upstairs balcony will provide required shade.

### Reason change is required:

- Upon trying to appoint a certifier after the original DA was submitted, I discovered that due to the development being a Class 2 build, all openings 1500mm or less from the boundary will need to be fire rated. My draughtsperson had not advised me of this.
- Initial quotes to fire rate all windows within 1500mm of the western boundary came in at around \$25,000. Fire rated roller shutters are slightly more cost effective however moving window SW2 will equate to a saving of approx. \$5,000.